

David Hill Urban Reserve Concept Plan Appendices

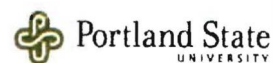
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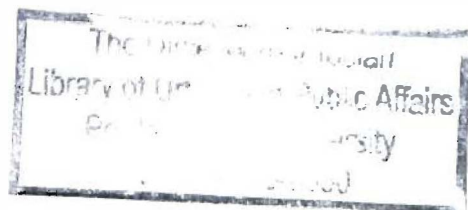
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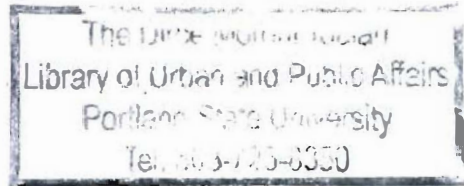
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Appendix A

Work Breakdown Structure

Work Breakdown Structure- Approach

The work breakdown structure (WBS) provides a common framework for the overall project planning process. It illustrates the different phases, work elements, and deliverables. Each phase is centered on an outcome or deliverable which feeds into other work elements in a subsequent phase.

The first phase of our WBS is to assess the opportunities and constraints of the David Hill Urban Reserve (DHUR). Regulatory policies and documents, such as *Title 11: Planning for New Urban Areas* of Metro's Urban Growth Management Functional Plan, Washington County Community Codes, and the City of Forest Grove Development Code, provided guidance for creating a concept plan for the urban reserve. At the same time, site data was gathered and assessed to establish existing conditions for the DHUR. Given the site data and existing conditions, base maps were developed in accordance with regulations. Together, the base maps and policy guidance highlight regulatory outcomes that must be met by a concept plan, such as protection of natural resources, provision of a range of housing, and a well-connected transportation system. The Technical Advisory Committee (TAC) reviewed the base maps and offered expert feedback and guidance. Regulatory outcomes and base maps served as the baseline for the project area, offering parameters for the concept plan.

Public involvement activities encompassed phase two of the planning process. Central to the public involvement phase was understanding the community's values and priorities for the DHUR and greater Forest Grove. Through outreach and long-range planning activities with the community, the community's concerns, shared interests and priorities emerged during phase two.

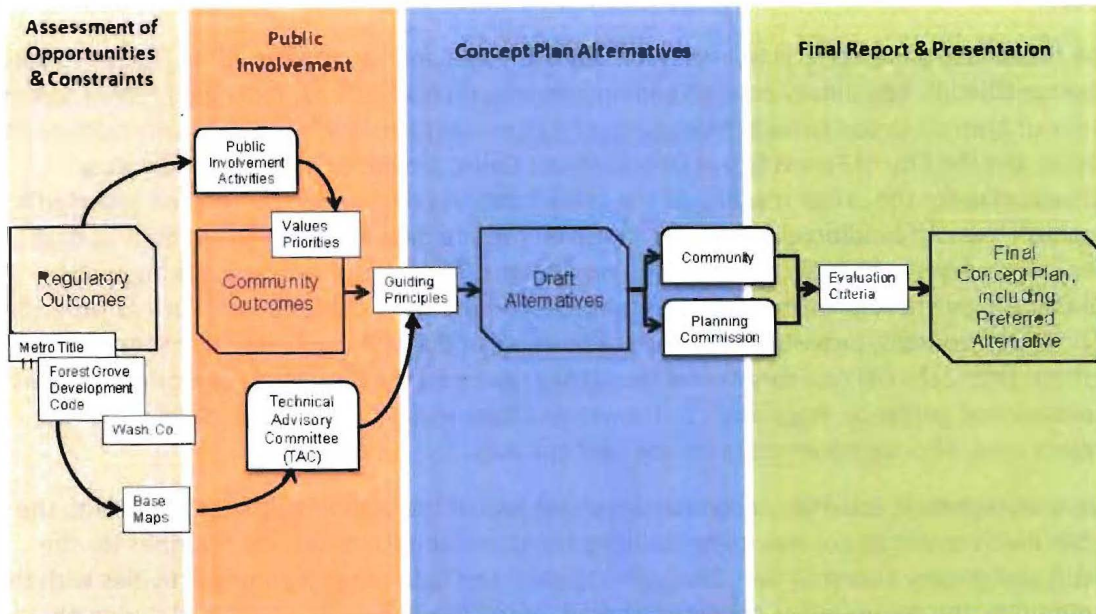
Findings from phases one and two, along with the base maps, and guidance from the TAC, informed the project's guiding principles for the concept plan alternatives phase. Guiding principles form the basis on which the draft concept plan alternatives were created. Upon completion, the draft concept plan alternatives were presented to the City of Forest Grove Planning Commission and the community for further feedback. The project team utilized this feedback to finalize the alternatives.

To determine the preferred alternative, evaluation criteria were developed based on the guiding principles, relevant regulations, and community priorities. The criteria were applied to the final alternatives and resulted in a single, preferred alternative.

Work Breakdown Structure- Figure and Key Parts

Figure 1

Work Breakdown Structure



Key Parts

The key parts of the project approach are summarized below.

Opportunity and Constraint Assessment

This task consisted of developing an inventory of buildable lands and natural features as well as current and proposed transportation and infrastructure to ensure that the Concept Plan was developed consistent with selected sections of Metro's *Title 11: Planning for New Urban Areas*. In addition, local, state, and regional regulations and guidance relevant to the site and concept plan development were evaluated.

Regulatory Guidance Determination

Concept plans must meet the requirements of *Title 11: Planning for New Urban Areas* of Metro's Urban Growth Management Functional Plan. Other relevant regulations and guidance included City of Forest Grove Development Code, other Forest Grove planning documents, and regional guidance. These are detailed per subject area in Section 5.

Base Map Development

Base maps were developed to show a range of items about the DHUR. All water features, floodplains, and building footprints were identified using Metro's RLIS database. Land elevations, slopes, and vegetation information were primarily derived from Light Detection and Ranging (LiDAR) data collected for the Oregon Department of Forestry. Additional information

was collected through site visits, orthophotos, and feedback from local residents and community members during the public outreach process. Data was processed and analyzed using a geographic information system (GIS) and further refined based on public feedback and site visits.

Generally, the City of Forest Grove's Development Code references Clean Water Services' *Design and Construction Standards* as the baseline performance standard for identification and protection of streams, wetlands, and water quality. These design standards were used to identify and map natural resource protection areas in the DHUR. Additional guidance and direction was provided by community feedback received during the public involvement process.

Public Involvement

Many stakeholder groups within the DHUR and Forest Grove community will be impacted by the future of the DHUR. The City of Forest Grove recognized the importance of creating a concept plan reflective of community values and priorities and thus multiple outreach materials and participatory activities were implemented. These included written materials, electronic communications, and public meetings and gatherings. Public participation activities were designed to provide two-way information sharing that:

- Was accessible to a broad range of stakeholder groups
- Established community concerns, values, and priorities for the DHUR
- Offered a variety of ways to keep the community informed and engaged in the concept planning process

A stakeholder working group provided local consult about technical and public outreach activities throughout the concept plan planning process. This group included staff from City of Forest Grove Fire Department, Police Department, Public Works Department, Parks and Recreation Department, Economic Development Department, and the City's Citizen Involvement Committee. In addition, a TAC provided technical input for certain subject areas.

Guiding Principle Development

Guiding principles were developed using Metro's Title 11, best management practices, and input from the community.

Concept Plan Alternative Development

Draft concept plan alternatives were developed based upon the draft guiding principles; and City of Forest Grove Community Development staff, project working group, and community feedback.

Alternatives Evaluation and Selection

Evaluation criteria for the concept plan alternatives were developed using the guiding principles, community feedback, and input from City of Forest Grove Community Development staff and the Planning Commission.

The process resulted in a matrix to score the alternatives with the ultimate result of one preferred alternative.